



**APPROVED MINUTES OF THE GILA COUNTY PLANNING & ZONING COMMISSION**  
Meeting of February 28, 2013  
Gila County Star Valley Conference Room, 5320 E. Hwy 260, Star Valley, AZ.  
Approved at the meeting of June 20, 2013

1. Called to order: Chairman Don Ascoli called the meeting to order at 10:15 am.
2. Pledge of Allegiance: The Pledge of Allegiance was lead by Chairman Don Ascoli.
3. Roll Call: Chairman-Don Ascoli (present)  
Vice Chairman-Lori Brown (absent)  
Members present: Mickie Nye, Travis Williams, Mary Lou Myers, Randy Slapnicka  
*Absent:* Jack Larimore, Jay Spehar  
Ronnie McDaniel resigned

4. Review and Approval of Planning and Zoning Minutes for September 27, 2012  
Commissioner Mary Lou Myers motioned to approve the minutes, Commissioner Travis Williams seconded the motion, and the minutes were unanimously approved.

5. Director/Commission Communication  
Bob Gould, Community Development Director stated that they will need to review the Comprehensive Plan and hopes to address sustainable development and look at the Unified Development Code and the Building Codes. Mr. Gould stated that Joe Mendoza, Chief Building Official for the Community Development Office did an excellent job explaining the significant changes. He stated that the amendment to the Building Codes will have to come to the commission for approval prior to sending it to the Board of Supervisors and yesterday began the 60 day review period.

Community Development Director, Bob Gould continued addressing the commission and stated that the Tri City area is trying to get a sanitary district going to eliminate approximately 1600 cesspools in the area and stated that if this is not remedied there will be an ecoli problem.

Gila County Manager, Don McDaniel, stated that the county has two issues on the table. One is transportation. The .05 excise tax will expire in 2014 and it will have to go to the voters and justify where the money is being spent. The second issue is economic development; the county no longer funds the EDC in the north nor the south.

6. Update on ZOA-12-01 Unified Development Code: Bob Gould, Community Development Director and Don McDaniel, County Manager gave an update on LakeView Mobile Home Park. It was stated that the Forest Service suggested the county do a Townsite Act and stated that the county is will to do so. Commission member, Randy Slapnicka stated that he would like to see the county challenge that Townsite Act and stated that he himself had property that he would like to trade. Community Development Director, Bob Gould stated that when the Board of Supervisors decided to support the idea they determined that Mr. Buckmaster would have to fund it.

Planning and Zoning Chairman, Don Ascoli welcomed Jake Garrett from the Community Development Wastewater Department and Margie Chapman from the Community Development Code Enforcement Department.

Mr. Gould updated the commission on the Unified Development Code specifically comments received (comments in packet and additional comments were handed out). After some discussion

between the commission and Mr. Gould it was understood that existing animals and their current facilities were grandfathered in but if the non conforming use is vacant for twelve months it must comply with current zoning when reused. Commissioner Randy Slapnicka asked if they were opening up a can of worms stating “we are a code compliant county not a code enforcement county.”

Director of Community Development, Bob Gould stated that it was suggested the code be clear in stating that mining and agriculture still have to comply with flood plain. He also stated that he has requested a work study with the Board of Supervisors but stated that we needed to hear from the public before it was presented to the Board of Supervisors. The Commission suggested that Mr. Gould contact the Real Estate Group, The Chamber of Commerce and do a radio program as there is still a 60 day review period. County Manager, Don McDaniel suggested they have the work study in April with the Board of Supervisors.

7. **Update of Fee Study:** Community Development Director, Robert Gould, went over the handouts given to the commission and stated that we are not a profit making organization and our customers should only be paying for the services they receive.

After some discussion regarding the Fee Study the commission discussed PILT (payment in lieu of taxes) and other ways to collect money to alleviate the homeowner’s burden on taxes and decided they would look at the possibilities and educate themselves. Commissioner Randy Slapnicka suggested a mandate that the counties must have at least 10% of their land and force the federal government to give up some of that land.

The Planning and Zoning Commission requested that Planning and Zoning Director Robert Gould recalculate the Fee Study by determining how many permits were issued; the fees collected and tabled the item to the next meeting.

8. **Election of Officers:** Election of Chairman and Vice Chairman for the Gila County Planning and Zoning Commission.

Chairman Don Ascoli stated that he has served as Chairman for 6 years and was willing to continue to serve.

Commissioner Mickie Nye stated that he is in Globe, close to the office and stated that Don Ascoli was up for reappointment to the commission.

Commissioner Travis Williams motioned to appoint Mickie Nye as Chairman and Don Ascoli as Vice-Chairman. Commissioner Mary Lou Myers seconded the motion; motion was unanimously passed.

9. Approval of Planning and Zoning Commission and Board of Adjustment and Appeals 2013 calendar.

Commissioner Mary Lou Myers motioned to approve the calendar, Commissioner Randy Slapnicka seconded the motion and the motion was unanimously passed.

10. Adjournment was at 12:05 pm.

Commissioner (unknown) motioned to adjourn and the motion was seconded by Commissioner Mary Lou Myers; meeting adjourned.